

Residential Project Meeting

Meeting Summary

July 11, 2011

Present: Judith Esmay, Iain Sim, Jonathan Edwards, Vicki Smith, Kate Connolly, Michael Hingston, Judith Brotman, John Criswell

Minutes May 23, 2011, and June 1, 6, 13, 20, and 27, 2011

The minutes of May 23, June 1, June 6, June 13, June 20 and June 27, 2011 were reviewed and corrected. Michael Hingston moved to approve them all with corrections. This was seconded by Kate and unanimously approved as corrected

Discussion of May 2, 2011 Residential Project memo and summary of learning from the tour of rural Hanover including Greensboro Road

The Committee has visited almost the entire town at least once. Major themes discerned from the tour include: broadly discrete neighborhoods with a distinct neighborhood character; a non-homogeneous area will demand different build out densities; future development by area will depend on the situation existing; a lot of Hanover has been settled and is well established; roads give an area character and are vitally important in defining the neighborhood area.

Long established buildings and neighborhoods are located close to the road. Infill housing and new developments have been tucked away and are not as visible. There are only a few of farms with animals in the field. Uses observed included single family homes, a duplex on Route 10, commercial use at Mill Gardens, lodgings, a storage building, plumbing business, two churches, a post office, store, and offices. It was noted that lots of uses are invisible. There are significant areas of open field even though there are not a lot of pastured animals.

There was a caution against confusing the image with the reality of the working rural landscape. There are a couple of remnant working farms. Unless prohibited, agriculture is expected everywhere. Working forestry tracts are part of the working landscape. Many small scale properties contribute to the agricultural feel. The rural character is punctuated with two villages. There are not many focal points in the rural area and really only two places, Etna and Hanover Center. The recent subdivisions do not have individual character. Facilities open to the public give a focus to and help define a neighborhood. Focal points can be natural but should be communally used. Water features such as ponds and the River also provide focal points. They can be places are on public ways on which we travel. By contrast, subdivisions have only one way in and have a sense of community limited to the residents only. Rennie/Ferson and Goodfellow/Route 10 are possible focal point locations.

There are a lot of uses in the rural area that we know about but don't see. Our zoning seems to anticipate big problems. How far in the future would there be a problem with non residential uses? What uses do we want to control? How did Jeff Balch get a plumbing business there? Rick Dickinson's plumbing business has been the source of complaints by residents. The difference is the matter of scale. Regulation should be based on performance, not use. John Criswell felt his variance for the garage and driveway was too much to go through. The issue of scale is more important than the type of business.

We should figure out performance standards rather than uses to zone. If it is invisible and does not bother anyone, then it maybe it should be allowed. Non conforming uses may only grow up to 20%.

We need to address how much agriculture we want in this Town. Sprawl is not a preferred pattern. Industrial farming and forestry are not preferred. There is a pattern of views: woods- fields- farmstead – fields- woods.

The northern side of Greensboro has a lot of multi family housing. Greensboro Road will be considered in this effort.

What do people really want? *Guiding Growth in Rural Hanover Survey* tells us that people in the rural area care about privacy, dark night sky and communing with nature in peace and quiet. Also some people may live in the rural area because they could not find or afford downtown living.

Meeting adjourned at 4:30 PM.

Respectfully submitted,

Vicki Smith, Scribe

NEXT MEETING ON MONDAY JULY 18 AT 1:30.